

**TOWN OF DAVIE**  
**PLANNING AND ZONING DIVISION**  
**PLANNING REPORT**

February 24, 1999

**SITE PLAN:** Petrozone Chevron  
SP 2-1-99

**APPLICANT:** **Petitioner:** Alamo Petroleum Contractors, Inc.  
**Owner:** Petrozone of Davie, Inc.

**ANALYSIS:** **Land Use/Zoning:** Commercial / B-3  
**Location:** Northeast corner of Pine Island Road and Orange Drive

The applicant requests approval of a 2,575 square foot convenience store with drive-thru food service, car wash, associated parking, and landscaping. This site plan is identical to a previous approved plan which expired in November 6 1998.

The building and car wash will be a standard prototype with cream/tan colored stucco, gray accent band, red trim, and gray metal seam roofing material. The canopy will have a blue non-illuminated fascia and sloped metal seam roof.

Nineteen parking spaces are required and provided on-site.

The landscape plan indicates Live Oak, Dahoon Holly, Silver Buttonwood, and Silver Buttonwood hedges adjacent to all perimeters. Washington palms are scattered within the perimeters and a mix of palms, Ixora, and Purple Queen are provided at each entrance. Oaks, Yellow Tabebuia, Beauty Leaf, Jatropha, palms, Ixora, and Cocoplum are provided internal to the site adjacent to the building and drive-thru area.

One ground sign at each of the two entrances will have a maximum height of 10' 6" and a maximum sign area of 45.7 square feet including the Chevron logo and changeable copy area. Various wall signs, in blue, on both buildings meet code requirements.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL**  
subject to the following conditions:

1. Development of master drainage plan to address storm water run-off and collection on-site, and peripheral swale areas and internal roadways.
2. Approval of the photometric lighting plan by the Engineering Division prior to Town Council consideration. (Light levels slightly elevated at southeast corner of site)

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend  
**APPROVAL** subject to the planning report (4-0), February 24, 1999.

52

EXISTING ZONING: B3  
LAND USE DESIGNATION: Commercial

resubmitted SP 12-9-97

<b>TOWN OF DAVIE USE ONLY</b>	
SITE PLAN NO.	<u>SP 2-1-99</u>
FEE	<u>\$436.00</u>
RECEIPT NO.	<u>7409</u>

RECEIVED  
FEB 5 1999

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT  
**(NOTE: ALL INFORMATION MUST BE TYPED AND NOTARIZED)**  
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: 2-4-99 NON-RESIDENTIAL: B3 Commercial  
RESIDENTIAL SITE PLAN: \_\_\_\_\_ FLOOR AREA: 2400 SF  
NO. OF UNITS: \_\_\_\_\_

PETITIONER: Petrozone, Inc. (Hector R. Vinas)  
ADDRESS: 3475 W. Flagler St., Miami, FL  
PHONE: 305 644 0500 x 30  
RELATIONSHIP TO PROPERTY: Owner

OWNER: Petrozone, Inc.  
ADDRESS: 3475 W. Flagler St.

PROJECT NAME/SUBDIVISION NAME: Chevron  
PROJECT ADDRESS: 8491 Change Dr.

LEGAL DESCRIPTION: See attached

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

**OFFICE USE ONLY**

TREE SURVEYS 0 NUMBER OF PLATS 0 NUMBER OF SURVEYS 0  
APPROVE AS TO FORM: [Signature] DATE: 2/3/99  
DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_  
SITE PLAN COMMITTEE MEETING DATE: 2/23/99  
TOWN COUNCIL MEETING DATE: 3/3/99

Petrozone, Inc.  
OWNER'S NAME(S)  
Hector R. Vinas, As President  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)  
3475 W. Flagler St.  
ADDRESS 33135  
Miami, FL 33135  
CITY, STATE, ZIP  
(305) 644-0500 X30  
PHONE

The foregoing instrument was acknowledged before me  
this 4th day of February, 1999, by  
Hector R. Vinas who is personally  
known to me or who has produced

Mr. Steven L. Linnell  
as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:

OFFICIAL NOTARY SEAL  
JOAN A. TULISZEWSKI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC591059  
MY COMMISSION EXP. OCT. 23, 2000

Petrozone, Inc.  
PETITIONER'S NAME  
Hector R. Vinas  
PETITIONER'S SIGNATURE  
3475 W. Flagler St.  
ADDRESS 33135  
Miami, FL 33135  
CITY, STATE, ZIP  
(305) 644 0500 X30  
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Sign:

Print:

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JOAN A. TULISZEWSKI  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC591059  
MY COMMISSION EXP. OCT. 23, 2000

OFFICE USE ONLY

Site Plan Committee recommendation: 02/23/99 Approval subject to the planning report 97

### LEGAL DESCRIPTION:

A PORTION OF PARCEL 'A' OF 'THE ORANGE DRIVE - PINE ISLAND PLAT' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148 AT PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN NORTH 83 DEGREES 32 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 100.97 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 230.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 231.83 FEET TO A POINT; THENCE RUN NORTH 46 DEGREES 49 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 43.48 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 07 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 20.86 FEET TO A POINT; THENCE RUN NORTH 05 DEGREES 50 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 64.91 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 07 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 72.49 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 29 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 253.38 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 08 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 188.32 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 48,000 SQUARE FEET = 1.1019 ACRES, MORE OR LESS.

ALSO KNOWN AS:

A PORTION OF TRACT 22, SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, 'NEWMAN'S SURVEY' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF 'ALPINE CENTER', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A LINE LYING 80.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT MAP ENTITLED, 'CANAL C-11 RIGHT-OF-WAY AND MONUMENT LAYOUT (SOUTH NEW RIVER CANAL)', (LAST REVISED DATE JANUARY 9, 1981); THENCE SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 352.41 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 22; THENCE NORTH 02 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE 14.00 FEET TO A LINE LYING 94.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE 231.83 FEET; THENCE NORTH 46 DEGREES 49 MINUTES 14 SECONDS WEST, 43.48 FEET TO A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 22; THENCE NORTH 02 DEGREES 07 MINUTES 53 SECONDS WEST, ALONG SAID PARALLEL LINE 20.86 FEET; THENCE NORTH 05 DEGREES 50 MINUTES 18 SECONDS EAST, 64.91 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 53 SECONDS WEST, 72.49 FEET TO A LINE LYING 282.30 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 88 DEGREES 29 MINUTES 26 SECONDS EAST, ALONG SAID PARALLEL LINE, 253.38 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 22; THENCE SOUTH 02 DEGREES 08 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE 188.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 1.102 ACRES 48,000 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

EASEMENT RIGHTS IN AND TO:

A PORTION OF TRACT 22, 'NEWMAN'S SURVEY' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26 IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 'A' 'ALPINE CENTER' (PLAT BOOK 120, PAGE 3 BROWARD COUNTY RECORDS); THENCE NORTH 02 DEGREES 08 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID PLAT 206.24 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 08 SECONDS WEST 352.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 29 MINUTES 26 SECONDS WEST 253.38 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 53 SECONDS WEST 25.00 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 26 SECONDS EAST 253.38 FEET; THENCE SOUTH 02 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF THE

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DATE	REVISIONS	DRAWN BY
1 12/16/98	SHOW PLANTERS AT STOREFRONT PER PLANNING REPORT	JRC

ELDT - MORRIS, Inc.

EB # 0007137

1412 S.W. 34th AVENUE  
DEERFIELD BCH, FL 33442  
PHONE (954) 427-3076

ILTANT'S  
NAGEMENT